

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8820 Reserve Officers Association of the U.S., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 31, 1966.

EFFECTIVE DATE OF ORDER -- Sept. 19, 1966

ORDERED:

That the appeal for permission to erect five-story office building for non-profit organization at 101 Constitution Avenue, NE., lots 807 and 815, square 726, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an SP District.
- (2) The appeal was amended to include a request for attendant parking.
- (3) Appellant proposes to erect a five (5) story office building with an underground garage consisting of one floor for the exclusive use of the Reserve Officers Association of the U.S.
- (4) Reserve Officers Association of the U.S. is a nonprofit organization as shown by the statute (Exhibit No. 10) incorporating the association.
- (5) The association has been granted federal tax exemption by the U.S. Internal Revenue Service (Exhibit No. 12).
- (6) It was stated that the appeal has the approval of the Fine Arts Commission. The record contains letters of approval from Senators John Sparkman and Carl Hayden and consultations were held with Mr. George J. Stewart, architect of the Capitol.

(7) The Department of Highways and Traffic offers no objection to the granting of this appeal. However, the Department's "approval is subject to provisions of adequate off-street parking facilities within the proposed one level garage. We must, however, object to the proposed ten foot driveway on Constitution Avenue. This driveway should be at least fourteen feet wide to adequately accommodate the parking facilities."

(8) No opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that this proposed SP office building will be in harmony with existing uses on neighboring and adjacent property and will create no dangerous or otherwise objectionable traffic conditions. The proposed building will be in harmony with the general purpose and intent of the zone plan as embodied in the Zoning Regulations and Maps.

The Board retains jurisdiction over the use of space in the proposed building by any other non-profit organizations. The Order of the Board does not limit the floor area or location in the subject building of the Reserve Officers Association of U.S.

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PUBLIC HEARING -- July 13, 1966

Appeal No. 8820 Reserve Officers Association of the U.S., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Amendment to the Order in this Appeal was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF AMENDMENT -Sept. 19, 1966

ORDERED:

That the appeal for permission to erect five-story office building for non-profit organization at 101 Constitution Avenue, NE., lots 807 and 815, square 726, is amended to include the following:

That attendant parking in the basement of the subject building is granted.

This amendment becomes a part of the Board's Order effective September 19, 1966.